

**NEVADA CITY PLANNING COMMISSION  
SUMMARY MEETING MINUTES**

October 1, 2009

Chairman Dix Sullivan opened the meeting at 6:30 pm.

**PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited.

**ROLL CALL:** Chairman Dix Sullivan, Commissioners John Parent, Greg Wolters and Bob Wright

**ABSENT:** Commissioner Evans Phelps

**CITY STAFF PRESENT:** City Planner Cindy Siegfried, City Engineer William Falconi, City Attorney Hal DeGraw

**APPROVAL OF MINUTES:** **MOTION** by Wright, Seconded by Sullivan to approve minutes of September 3, 2009 meeting. Motion passed (2-0 – Commissioners Wolters and Parent abstaining).

**HEARING FROM THE PUBLIC:** None

**INTRODUCTION:** Planner Siegfried introduced Mr. Hal DeGraw, the newly appointed City Attorney. Mr. DeGraw provided an overview of his resume and was recently retired but was pleased to be able to work for the City. He most recently was Deputy County Counsel for Nevada County for several years. The Commissioners welcomed Mr. DeGraw.

**TRAINING/DISCUSSION:**

**City Planner Reports –**

- a. **Update on Housing Element** – Planner Siegfried stated staff will be looking at proceeding with processing the rezoning of two or three properties to R3 zoning, compatible with the new higher density zone.
- b. **Update on Strategic Planning Session** –Continued to a time when a full Commission is present.

**SIGN APPLICATIONS - Inside Historical District**

- A. **110 York Street – Peggy Wright, owner – Sign application for “Treats” – Continued from September 3, 2009 meeting**

Commissioner Wright recused himself and left the room. Peggy Wright, owner, discussed the two signs that will be placed on either side of the roof overhang and proposed a new sign to be placed at the front entrance, in between the two mouldings. The total sizes of the signs will not exceed 24 square feet.

In response to a question from Commissioner Parent, Mrs. Wright stated the signs will be made of wood rather than the first-proposed tin as she has found wood to be easier to work with.

**MOTION** by Wolters, **SECOND** by Parent to approve the signs as presented. Motion Carried 3-0 (with Commissioner Wright recusing himself).

- B. **408 #B Broad Street – Lindsay Lewis, tenant – New sign for “The Pink Lily”**

Lindsay Lewis, tenant, discussed her sign application. The Commissioners asked about the pink cloth hanging where the sign is to be located. Ms. Lewis stated she would remove it if asked, but explained it was placed there to let the public know there is a business there. The previous “Paul Law Realty” sign was left in place

and the public would come in looking for the real estate business. The Commission felt that it should be removed and thanked her for doing so, noting that a precedent would not be set.

Commissioner Parent asked about Section 17.68.080A of the Municipal Code and he stated the name of the business does not indicate what is being sold. Planner Siegfried stated staff's interpretation of that section is that the business is entitled to a sign but that it does not have to indicate what type of merchandise is being sold. Examples cited were Gray Goose, Contrast, Lefty's, etc.

The Commission further discussed the sign colors and proposed graphics. It was the consensus of the members that the name, graphics and colors were appropriate for the signage.

**MOTION** by Wright, Seconded by Wolters and carried to approve the sign as presented. 3-1 (Parent –No)

#### **ARCHITECTURAL REVIEW – Outside Historical District**

##### **121-123 Grove Street – Ron and Joan Ramsey, Owners.**

Architectural Review Application for an after-the-fact construction of a garden trellis on the front of the residence. The trellis meets the front yard setback and the home was constructed in approximately 1949.

Mr. Ron Ramsey was present and reviewed the application. Discussion was held on the after-the-fact trellis and Commissioner Wolters stated that if the application had come before the Commission, some ideas would have been presented that would have enhanced the trellis to be more in keeping with the architecture.

Chair Sullivan opened the meeting for any public comment. Mr. Tobias Cole, 119 Grove Street, stated he owns the property next door and was in favor of the trellis and felt it added character to the home. There being no further testimony, Chair Sullivan closed the public hearing.

**MOTION** by Wolters, Second by Parent and carried to approve the application as presented. 4-0.

#### **4. ARCHITECTURAL REVIEW – Inside Historical District**

##### **203 South Pine Street – Brad Croul, Owner and Jeff Gold, Architect**

Architectural review application for interior and exterior remodeling and renovation of the Powell House. Project to include two, 1-bedroom apartments upstairs, commercial/retail space on the main floor, and two studio apartments on the lower floor. A shed structure is proposed along the southerly property line which will cover five of the proposed seven onsite parking spaces..

Planner Siegfried provided a Power Point presentation on the project. Mr. Brad Croul, owner, was present and discussed the project while reviewing the elevations and site plans. City Engineer Falconi provided an explanation of the access, proposed easement and parking configuration.

The Commission discussed the 7 on-site parking spaces which would be dedicated to the residential use. However, the first space off of Spring Street would be dedicated to handicapped accessibility and not specifically designated to any use. Then the other 6 spaces onsite could be dedicated to the residential units.

The following is a summary of the parking:

1. The site contains 7 parking spaces.
2. Parking space number 1, off of Spring Street, will be designated as an accessible space. This space will not be specifically designated but available for either commercial or residential use.
3. Parking spaces numbers 2 through 7 will be designated for the residential occupants.
4. The remaining required parking spaces total 12 spaces for the commercial use, of which the owner would pay an in-lieu parking fee of \$4,500 per space (total: \$54,000).

The Municipal Code (Section 17.112.050) states that “the payment of in-lieu parking fees herein shall be paid to the City prior to the issuance of a building permit, or prior to the occupancy permit at the Planning Commission’s discretion.”

City Attorney DeGraw stated the following could be considered for the in-lieu payments:

- A. Prior to building permit issuance, the owner shall pay the City for four in-lieu parking spaces, totaling \$18,000.
- B. Prior to certificate of occupancy, the owner shall pay the City for the remaining 8 in-lieu parking spaces, totaling \$36,000.
- C. In the event the owner decides to utilize the proposed commercial use for two residential uses then the required parking would be 4 spaces, and those four spaces would have already been paid at the building permit issuance stage, and therefore no further payments would be due.

The Commission agreed in concept with the in-lieu payments. Staff recommended that a Parking Committee be formed to review any issues and to continue the matter to a special meeting of October 22, 2009. Chairman Sullivan appointed Commissioner Wolters to this committee.

The Commission discussed the various aspects of the project and agreed it was a great addition to the City. Upon advice from City Attorney DeGraw, the following Motion of Intent was approved:

Motion by Parent, Second by Wright and unanimously carried to adopt a Motion of Intent stating the Planning Commission has reviewed and approves the architectural treatment of the building at 203 South Pine Street as presented by Brad Croul, subject to working out the in-lieu payments and for that purpose a committee has been appointed. The motion is also subject to any final wording changes regarding the tentative conditions of approval.

The matter was continued to a special meeting to be held October 22 2009.

#### **5. STAFF APPROVALS AND DETERMINATIONS – (for information only):**

##### **Minor Architectural Review**

- a. 444 Brock Road – Shirley Gage – Like-for-like roof replacement
- b. 208 Main Street – Doug Anawalt, Owner – like-for-like deck replacement.

##### **Tree Removal**

- a. 117 Martin Street – Doug Bertram, owner, removal of three cedar trees due to causing damage
- b. 404 Valley Street- Stan Minasian – removal of one cedar tree causing damage to home

#### **6. CORRESPONDENCE: None.**

#### **7. ANNOUNCEMENTS:** Next special meeting is October 22 2009 and the meeting of October 15, 2009

#### **8. INFORMATIONAL ITEMS:**

1. City Council meeting minutes
2. City Manager’s Report of September 9 2009

#### **9. ADJOURNMENT: 8:35 p.m.**